

EXHIBIT A

Actual 770 Broadway Cure Costs

OUTSTANDING CURE COSTS

770 Broadway

Pre-Petition Expenses

Description	Time Period	Invoice Date	Invoice #	\$ Amount
Cash on Account		03/17/2015		(312)
Water	02/01/2017-03/01/2017	03/21/2017	30117	257
Cash on Account		10/23/2017		(2,000)
Real Estate Tax Adj.	7/1/2017-12/31/2017	11/22/2017	6591	(8,109)
Water	10/01/2017-11/01/2017	12/18/2017	110117	886
Water	11/01/2017-12/01/2017	12/18/2017	120117	206
Water	12/01/2017-01/01/2018	01/09/2018	10118	239
Base Rent Credit	12/01/17-12/31/17	01/11/2018		(106,228)
Base Rent Credit	12/01/17-12/31/17	01/11/2018		(317,126)
Water	01/01/2018-02/01/2018	02/13/2018	20108	287
Trash	02/19/2018	02/19/2018	109447	1,600
Sales Tax	02/19/2018	02/19/2018	109447	142
Water	02/01/2018-03/01/2018	03/13/2018	30118	169
Water	03/01/2018-04/01/2018	04/13/2018	40118	142
Steam	12/01/2017-01/01/2018	04/19/2018	10118	7,107
Sales Tax	12/01/2017-01/01/2018	04/19/2018	10118	631
Steam	01/01/2018-02/01/2018	04/19/2018	20118	13,122
Sales Tax	01/01/2018-02/01/2018	04/19/2018	20118	1,165
Steam	03/01/2018-04/01/2018	04/19/2018	40118	6,100
Sales Tax	03/01/2018-04/01/2018	04/19/2018	40118	541
Steam	02/01/2018-03/01/2018	04/19/2018	180301	7,343
Sales Tax	02/01/2018-03/01/2018	04/19/2018	180301	652
Steam	04/01/2018-05/01/2018	05/01/2018	50118	1,575
Sales Tax	04/01/2018-05/01/2018	05/01/2018	50118	140
Water	04/01/2018-05/01/2018	05/17/2018	180501	265
Water	05/01/2018-06/01/2018	06/13/2018	60118	662
Water	06/01/2018-07/01/2018	07/19/2018	70118	1,213
Water	07/01/2018-08/01/2018	08/17/2018	80118	1,278
Water	08/01/2018-09/01/2018	09/12/2018	90118	1,627
Water	09/01/2018-10/01/2018	10/10/2018	100118	1,324
Water*	10/01/2018-11/01/2018	11/13/2018	110118	727
Base Rent	01/01/18-01/31/18	01/11/2018		179,739
Base Rent	12/01/17-12/31/17	01/11/2018		139,153
Base Rent	02/01/18-2/28/18	02/01/2018		179,739
Credit On Account	02/05/2018	02/05/2018		(53,643)
Trash	05/28/2018	05/28/2018	110156	1,600
Sales Tax	05/28/2018	05/28/2018	110156	142
Tenant Improvement Overage	06/04/2018	06/04/2018	110177	60,443
Real Estate Tax Escalation*	07/01/2018-12/31/2018	07/01/2018	324654	731,740
Vault Tax*	07/01/18-06/30/19	08/07/2018	70118	27,804
Trash	08/27/2018	08/27/2018	110613	871
Bounce Fee	10/23/2018	10/23/2018		25
Bounce Fee	10/26/2018	10/26/2018		25
Prepaid Rent	03/01/2018	03/01/2018	19009	(2,762)
Professional Fees	09/30/2018	03/01/2019		297,334
Violation #2018-089823	08/01/2018	2/20/2019		8,000
Subtotal				1,185,837

Adjustments for Pre- & Post-Petition Expenses

(Less) 7/1/2018-12/31/2018 Real Estate Tax Bill	(731,740)
(Plus) Adjusted charge for pre-petition period (07/01/2018 - 10/14/2018)	421,546
(Less) 10/1/2018-11/01/2018 Water Bill	(727)
(Plus) Adjusted charge for pre-petition period (10/1/2018 - 10/14/2018)	328
(Less) 7/1/2018-6/30/2019 Vault Tax Bill	(27,804)
(Plus) Adjusted charge for pre-petition period (07/1/2018-10/14/2018)	8,075
Total Pre-Petition Unpaid	855,516

770 Broadway

Post-Petition Expenses

Description	Time Period	Invoice Date	Invoice #	\$ Amount
Water	11/01/2018-12/01/2018	12/12/2018	120118	288
Water	12/01/2018-01/01/2019	01/19/2019	10119	430
Real Estate Tax Escalation	01/01/2019-6/30/2019	01/01/2019	350603	731,740
Water	01/01/2019-02/01/2019	2/11/2019	20119	188
Trash	01/22/2019-01/29/2019	2/18/2019	111935	800
Sales Tax	01/22/2019-01/29/2019	2/18/2019	111935	71
Base Rent	03/01/2019	03/01/2019	358116	364
Water	02/1/2019-03/01/2019	4/2/2019	30119	30
Water	03/01/2019-04/01/2019	4/12/2019	40119	3
Professional Fees	1/18/2019-4/26/2019	4/30/2019		TBD
Subtotal				733,913

Adjustments for Pre- & Post-Petition Expenses

(Plus) Adjusted charge for post-petition period (10/15/2018-12/31/2018)	310,194
(Plus) Adjusted charge for post-petition period (10/15/2018-11/01/2018)	399
(Plus) Adjusted charge for post-petition period (10/15/2018-06/30/2019)	19,729
Total Post-Petition Unpaid	1,064,235

Total 770 Broadway Unpaid **1,919,751**

*Includes pre and post petition amounts.